

## CHAPTER 82.05 COMMERCIAL LAND USE ZONING DISTRICTS

### Sections:

- 82.05.010 Purpose
- 82.05.020 Purposes and Location of the Commercial Land Use Zoning Districts
- 82.05.030 Minimum Area for Designation
- 82.05.040 Commercial Land Use Zoning District Allowed Uses and Permit Requirements
- 82.05.050 Commercial Land Use Zoning District Subdivision Standards
- 82.05.060 Commercial Land Use Zoning District Site Planning and Building Standards

### 82.05.010 Purpose

This Chapter lists the land uses that may be allowed within the commercial land use zoning districts established by the General Plan and listed in Section 82.01.020 (Land Use Plan and Land Use Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Adopted Ordinance 4011 (2007)

### 82.05.020 Purposes and Location of the Commercial Land Use Zoning Districts

The purposes of the individual commercial land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Adopted Ordinance 4011 (2007)

### 82.05.030 Minimum Area for Designation

The commercial land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-10.

**Table 82-10**  
**Minimum Area for Commercial Land Use**  
**Zoning District Designation**

Land Use Zoning District	Minimum Area for Designation
CR (Rural Commercial)	2.5 acres
CN (Neighborhood Commercial)	1 acre
CO (Office Commercial)	5 acres
CG (General Commercial)	5 acres
CS (Service Commercial)	5 acres
CH (Highway Commercial)	5 acres

Adopted Ordinance 4011 (2007)

**82.05.040 Commercial Land Use Zoning District Allowed Uses and Permit Requirements**

- (a) **General permit requirements.** Table 82-11 identifies the uses of land allowed by this Development Code in each commercial land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.01.020 (Allowed Land Uses and Planning Permit Requirements).
- (b) **Requirements for certain specific land uses.** Where the last column in Table 82-11 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

**Table 82-11**  
**Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>							
Accessory crop production	—	—	—	—	—	—	
Agriculture support services	P <sup>(2)</sup>	—	—	P <sup>(1, 2)</sup>	P <sup>(2)</sup>	—	
Crop production, horticulture, orchard, vineyard	—	—	—	—	—	—	
Natural resources development (Mining)	—	—	—	—	—	—	88.03
Nature preserve (accessory uses)	—	—	—	—	—	—	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>							
Construction contractor storage yard	M/C	—	—	—	M/C	—	
Firewood contractor	P <sup>(2)</sup>	—	—	—	P <sup>(2)</sup>	—	84.09
Hazardous waste operations	—	—	—	—	—	—	84.11
Manufacturing Operations I	M/C <sup>(3)</sup>	—	—	—	P <sup>(2)</sup>	—	
Motor vehicle storage/Impound facility	CUP	—	—	—	CUP	CUP	
Recycling facilities - Small collection facility	SUP	SUP	SUP	SUP	SUP	SUP	84.19
Recycling facilities - Large collection facility	CUP	—	CUP	CUP	CUP	CUP	84.19
Recycling facilities - Light processing facility	CUP	—	—	CUP	CUP	—	84.19
Recycling facilities - Heavy processing facility	—	—	—	—	—	—	84.19
Recycling facilities, reverse vending machine	A	A	A	A	A	A	84.19
Salvage operations - within enclosed structures	M/C <sup>(5)</sup>	—	—	—	M/C	—	
Storage - Personal storage (mini-storage)	M/C	—	—	—	P <sup>(2)</sup>	—	
Storage - Recreational vehicles	CUP	—	—	—	CUP	CUP	
Storage - Warehouse, Indoor Storage	M/C	—	—	—	—	—	
Wholesaling and distribution	M/C <sup>(5)</sup>	—	—	P <sup>(1,2)</sup>	P <sup>(2)</sup>	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY</b>							
Adult-oriented business	—	—	—	CUP	—	—	84.02
Campgrounds	—	—	—	—	—	—	
Commercial entertainment - Indoor	P <sup>(2)</sup>	P <sup>(2)</sup>	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Commercial entertainment - Outdoor	P <sup>(2)</sup>	—	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Conference/convention facility (5, 6)	M/C	—	M/C	M/C	M/C	M/C	
Equestrian facility	M/C	—	M/C	M/C	M/C	M/C	
Fitness/health facility (6)	P <sup>(2)</sup>	P <sup>(2)</sup>	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Golf course	M/C	—	—	—	M/C	M/C	
Library, museum, art gallery, outdoor exhibit (6)	M/C	—	—	M/C	M/C	M/C	

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

**Notes:**

- (1) Not allowed in the Phelan planning area.
- (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (3) The use shall be allowed in Lucerne Valley with a Site Plan Permit.
- (4) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (5) The use is allowed in Lucerne Valley with a MUP.
- (6) A MUP shall not be allowed if the use requires more than 200 parking spaces.

**Table 82-11**  
**Allowed Land Uses and Permit Requirements**  
**for Commercial Land Use Zoning Districts (continued)**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
RECREATION, EDUCATION & PUBLIC ASSEMBLY (continued)							
Meeting facility, public or private <sup>(4)</sup>	CUP	CUP	CUP	CUP	CUP	CUP	
Park, playground	M/C	—	—	—	—	—	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Recreational vehicle park	M/C	—	—	—	M/C	M/C	
Rural sports and recreation	CUP	—	—	—	CUP	CUP	
School - College or university <sup>(4, 5)</sup>	M/C	—	M/C	M/C	M/C	M/C	
School - Private <sup>(4, 5)</sup>	M/C	—	M/C	M/C	M/C	M/C	
School - Specialized education/training <sup>(4)</sup>	M/C	—	M/C	M/C	M/C	M/C	
Sports or entertainment assembly	CUP	—	—	CUP	CUP	CUP	
Theater <sup>(4)</sup>	M/C	—	—	M/C	M/C	M/C	
RESIDENTIAL							
Accessory dwelling (caretakers residence, etc.)	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	84.01
Accessory use or structure - Residential (conforming and non-conforming uses)	A	P <sup>(2, 3)</sup>	P <sup>(2, 3)</sup>	P <sup>(2, 3)</sup>	P <sup>(2, 3)</sup>	P <sup>(2, 3)</sup>	84.01
Guest housing	P <sup>(2)</sup>	—	—	—	—	—	84.01
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Homeless shelter	CUP	CUP	CUP	CUP	CUP	CUP	
Live/work unit	M/C	M/C	M/C	M/C	M/C	M/C	
Mobile home park/manufactured home land-lease community	CUP	—	—	—	—	—	84.14
Multiple dwelling, up to 19 units, attached or detached	A	—	—	—	—	—	84.16
Multiple dwelling, 20 or more units	CUP	—	—	—	—	—	84.16
Residential use only as part of a mixed use project	PD	—	PD	PD	PD	PD	84.16
Secondary dwelling unit	A	—	—	—	—	—	84.01
Single dwelling	A	—	—	—	—	—	

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
		—	Use not allowed

**Notes:**

- (1) A MUP shall be required for projects in Lucerne Valley.
- (2) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (3) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (4) A MUP shall not be allowed if the use requires more than 200 parking spaces.
- (5) May require a General Plan Amendment to Institutional (IN) Land Use Zoning District.

**Table 82-11**  
**Allowed Land Uses and Permit Requirements**  
**for Commercial Land Use Zoning Districts (continued)**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
RETAIL							
Auto and vehicle sales and rental	P <sup>(1)</sup>	—	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
Bar, tavern	P <sup>(1)</sup>	M/C	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
Building and landscape materials sales - Indoor	M/C	—	—	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	—	—	M/C	M/C	—	
Construction and heavy equipment sales and rental	M/C	—	—	—	M/C	—	
Convenience store	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	
Fuel dealer (propane for home and farm use, etc.)	M/C	—	—	—	M/C	—	
General retail	M/C	—	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
Groceries, specialty foods	M/C	M/C	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
Manufactured home, boat, or RV sales	P <sup>(1)</sup>	—	—	M/C	M/C	—	
Night club	P <sup>(1)</sup>	M/C	—	M/C	P <sup>(1)</sup>		
Restaurant, café, coffee shop	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	
Service station	M/C	M/C	—	M/C	M/C	M/C	
Second hand stores, pawnshops	P	—	—	P	P	—	
Shopping center	M/C	M/C	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	—	—	M/C	M/C	—	
Warehouse retail	P <sup>(1)</sup>	—	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL							
Medical services - Hospital <sup>(4)</sup>	—	—	CUP <sup>(3)</sup>	—	—	—	
Medical services - Rehabilitation center	—	—	CUP	—	—	—	
Office - Accessory	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Professional services	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
SERVICES - GENERAL							
Bail bond service within 1 mile of correctional institution	P	—	P	P	P	P	
Cemetery, including pet cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	84.06
Child care - Day care center	M/C	M/C	M/C	M/C	M/C	—	
Correctional institution <sup>(4)</sup>	—	—	—	—	—	—	
Convenience and support services	P <sup>(1)</sup>	P <sup>(1)</sup>	—	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	
Equipment rental	P <sup>(1)</sup>	—	—	P <sup>(1)</sup>	P <sup>(1)</sup>	—	

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

**Notes:**

- (1) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
- (2) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (3) A MUP shall not be allowed if the use requires more than 200 parking spaces.
- (4) Requires a General Plan Amendment to Institutional (IN) Land Use Zoning District.

**Table 82-11**  
**Allowed Land Uses and Permit Requirements**  
**for Commercial Land Use Zoning Districts (continued)**

LAND USE <i>See Division 10 (Definitions) for land use definitions</i>	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
SERVICES GENERAL (Continued)							
Kennel or cattery - 2.5-acre minimum lot area (over 15 animals)	MUP/S	—	—	—	MUP/S	—	84.04
Lodging - Bed and breakfast inn (B&B)	SUP	—	—	—	—	—	84.05
Lodging - Hotel or motel - 20 or fewer guest rooms	P <sup>(2)</sup>	—	—	P <sup>(1,2)</sup>	P <sup>(1,2)</sup>	P <sup>(2)</sup>	
Lodging - Hotel or motel - More than 20 guest rooms	M/C	—	—	M/C	M/C	M/C	
Personal services	P <sup>(2)</sup>	P <sup>(2)</sup>	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Public safety facility	M/C	M/C	—	—	M/C	M/C	
Social Care Facility - 7 or more clients	M/C	M/C	M/C	M/C	M/C	M/C	
Vehicle services - Major repair/body work	M/C	—	—	—	M/C	M/C	
Vehicle services - Minor maintenance/repair	P <sup>(2)</sup>	—	—	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
Veterinary clinic, animal hospital	M/C	—	—	M/C	M/C	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE							
Ambulance, taxi, or limousine dispatch facility	P <sup>(2)</sup>	—	—	—	P <sup>(2)</sup>	P <sup>(2)</sup>	
Broadcasting antennae and towers	M/C	—	—	M/C	M/C	—	
Broadcasting studio	P <sup>(2)</sup>	—	—	P <sup>(2)</sup>	P <sup>(2)</sup>	—	
Electrical power generation <sup>(4)</sup>	—	—	—	—	—	—	
Parking lots and structures, accessory	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	
Pipelines, transmission lines, and control stations <sup>(5)</sup>	<sup>(5)</sup>	<sup>(5)</sup>	<sup>(5)</sup>	<sup>(5)</sup>	<sup>(5)</sup>	<sup>(5)</sup>	
Sewage treatment and disposal facility <sup>(4)</sup>	—	—	—	—	—	—	
Solid waste disposal <sup>(4)</sup>	—	—	—	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
Truck Stop	M/C	—	—	—	M/C	M/C	
Truck Terminal	—	—	—	—	M/C	—	
Utility facility	CUP	—	—	—	CUP	—	
Wind energy system, accessory	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	84.27
OTHER							
Accessory structures and uses	P	P	P	P	P	P	84.01
Off-Site Signs	—	—	—	CUP	—	CUP	83.13.060
Off-Site Signs (Freeway Oriented)	—	—	—	CUP	—	CUP	83.13.060
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary uses and activities	TUP	TUP	TUP	TUP	TUP	TUP	84.25

**KEY**

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

**Notes:**

- (1) A CUP shall be required for this use in the Phelan planning area.
- (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability)..
- (3) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
- (4) Requires a General Plan Amendment to Institutional (IN) Land Use Zoning District.
- (5) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4085 (2009)

**82.05.050 Commercial Land Use Zoning District Subdivision Standards**

- (a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-12A, 82-12B and 82-12C for the applicable land use zoning district.
- (b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- (c) See also the standards in Sections 83.02.050 (Parcel Area Measurements and Exceptions).

**Table 82-12A**  
**Commercial Land Use Zoning District Minimum Lot Size**  
**Valley Region**

Land Use Zoning District	Minimum Lot Area <sup>(1)</sup>	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	120 ft	120 ft	1:3
CN	1 acre	120 ft	120 ft	1:3
CO	5 acres	120 ft	120 ft	1:3
CG	5 acres	120 ft	120 ft	1:3
CS	5 acres	60 ft	100 ft	1:3
CH	5 acres	120 ft	120 ft	1:3

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.

**Table 82-12B**  
**Commercial Land Use Zoning District Minimum Lot Size**  
**Mountain Region**

Land Use Zoning District	Minimum Lot Area <sup>(1)</sup>	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
CN	1 acre	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
CO	5 acres	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
CG	5 acres	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
CS	5 acres	60 ft for interior lot 70 ft for corner lot	100 ft	1:3
CH	5 acres	60 ft for interior lot 70 ft for corner lot	100 ft	1:3

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.

**Table 82-12C**  
**Commercial Land Use Zoning District Minimum Lot Size**  
**Desert Region**

Land Use Zoning District	Minimum Lot Area <sup>(1)</sup>	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
CR	2.5	120 ft	120 ft	1:3
CN	1 acre	120 ft	120 ft	1:3
CO	5 acres	120 ft	120 ft	1:3
CG	5 acres	120 ft	120 ft	1:3
CS	5 acres	120 ft	120 ft	1:3
CH	5 acres	120 ft	120 ft	1:3

**Notes:**

- (1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development, Conditional Use Permit or Minor Use Permit application.

Adopted Ordinance 4011 (2007)



**82.05.060 Commercial Land Use Zoning District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 82-13A and B, 8-14A and B, 82-15A and B, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards) and Division 4 (Standards for Specific Land Uses and Activities).

**Table 82-13A**  
**CR, CN, and CO Land Use Zoning District Development Standards**  
**Valley Region**

Development Feature	Requirement by Land Use Zoning District		
	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	2 units per acre; 4 units per acre in mobile home park/manufactured home land-lease community. Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapter 83.05 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft	25 ft
Side - Street side	25 ft	25 ft	15 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.3:1	.3:1	.75:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	60 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

Notes: (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008); Amended Ordinance 4085 (2009)**

**Table 82-13B**  
**CG, CS, AND CH Land Use Zoning District Development Standards**  
**Valley Region**

Development Feature	Requirement by Land Use Zoning District		
	CG General Commercial	CS Service Commercial	CH Highway Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)		
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft	25 ft
Side - Street side	15 ft	15 ft	15 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.5:1	.5:1	.5:10
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	60 ft	60 ft	60 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-14A**  
**CR, CN, AND CO Land Use Zoning District Development Standards**  
**Mountain Region**

Development Feature	Requirement by Land Use Zoning District		
	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	2 units per acre; 4 units per acre in mobile home park/manufactured home land-lease community. Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	15 ft	15 ft	15 ft
Side - Street side	15 ft	15 ft	15 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.25:1	.25:1	.5:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	35 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-14B**  
**CG, CS, AND CH Land Use Zoning District Development Standards**  
**Mountain Region**

Development Feature	Requirement by Land Use Zoning District		
	CG General Commercial	CS Service Commercial	CH Highway Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).		
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	15 ft	15 ft	15 ft
Side - Street side	15 ft	15 ft	15 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.5:1	.4:1	.3:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	35 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards).		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations)		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-15A**  
**CR, CN, AND CO Land Use Zoning District Development Standards**  
**Desert Region**

Development Feature	Requirement by Land Use Zoning District		
	CR Rural Commercial	CN Neighborhood Commercial	CO Office Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	2 units per acre; 4 units per acre in mobile home park/ manufactured home land-lease community. Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft	25 ft
Side - Street side	25 ft	25 ft	25 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.3:1	.25:1	.5:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	35 ft
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

**Notes:**

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

**Table 82-15B**  
**CG, CS, AND CH Land Use Zoning District Development Standards**  
**Desert Region**

Development Feature	Requirement by Land Use Zoning District		
	CG General Commercial	CS Service Commercial	CH Highway Commercial
<b>Density</b>	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>		
Maximum density	Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses).		
<b>Setbacks</b>	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>		
Front	25 ft	25 ft	25 ft
Side - Street side	25 ft	25 ft	25 ft
Side - Interior (each)	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>	10 ft <sup>(1)</sup>
Rear	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>	10 ft <sup>(2)</sup>
<b>Floor Area Ratio (FAR)</b>	<i>Maximum allowed floor area ratio (FAR).</i>		
Maximum FAR	.5:1	.3:1	.3:1
<b>Lot coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces s.</i>		
Maximum coverage	80%	80%	80%
<b>Height limit</b>	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	60 ft <sup>(3)</sup>
<b>Accessory structures</b>	See Chapter 84.01 (Accessory Structures and Uses).		
<b>Infrastructure</b>	See Chapter 83.09 (Infrastructure Improvement Standards)		
<b>Landscaping</b>	See Chapter 83.10 (Landscaping Standards)		
<b>Parking</b>	See Chapter 83.11 (Parking Regulations).		
<b>Signs</b>	See Chapter 83.13 (Sign Regulations)		

## Notes:

- (1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
- (2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.
- (3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008); Amended Ordinance 4085 (2009)